

# CITY of MANTECA

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	47,100
Annual Single-Family Units Permitted (1996-98, Avg.):	257
Annual Multi-Family Units Permitted (1996-98, Avg.):	0
Total Annual Residential Units Permitted (1996-98, Avg.):	257

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	N
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input checked="" type="checkbox"/> 18. Police Service Fees	N
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	N
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	N	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	N
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	N

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: none

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	> 75%
multi-family	not used

### v. Nexus Reports

-City Council Resolution No's R1994-243, R1999-190 - departmental fees  
-AB1600 Fee Study (1998) - impact and development fees

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of New Subdivision in this Jurisdiction:</b>	South Manteca - South of Hwy 120 South Main Street @ Woodward Avenue
<b>iii. Expected Environmental Assessment Determination:</b>	Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, utility undergrounding, infrastructure, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls
-Internal Site Improvements:	-dedication of streets and infrastructure, full street and infrastructure dev't, utility undergrounding, curbs, gutters, sidewalks, st. lights, front yard landsc'g, street trees
-Common Amenities / Open Space:	-land dedication @ 5 acres/1000 people + fees; no other amenities
-Project Management Requirements:	-Conditions of Approval; Devt Agreement; participation in Landscape, Lighting and Maint. Dist;
-Typical Reporting:	-geotechnical, traffic

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	65.50
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	172,750
Total Valuation per 25 Unit Subdivision Model	4,318,750

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		1,500
Zone Change Application Fee	flat		1,000
Planned Unit Development Fee	flat		1,000
Tentative Map Fee	2000 flat + 50/unit		3,250
Final Map Fee (Public Works)	included in the Public Works Plan Check Fee		-
Final Map County Fees	100 flat + 30/unit		850
Development Agreement	1500 in staff time + 1500 in legal fees (estimated)		3,000
Initial Study	flat		175
Environmental Assessment / Neg Dec Fee	flat		375
<b>Subtotal Planning Fees</b>			<b>11,150</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	1998 UBC	1401.15	35,029
Architectural Plan Check Fee	65% of Bldg Permit	911	22,769
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	17.28	432
Public Works Plan Check / Inspection Fee	2% of improvements val'n		10,000
Grading Plan Check Fee	1998 UBC		49
Grading Inspection Fee	1998 UBC		325
Combo Elect, Plumb'g, Mech Permit	40% of Bldg Permit	560	14,012
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>82,615</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District Fee	1.93 / sf	4,825	120,625
City - Fire Sprinkler Fee	flat per unit	250	6,250
City - Sanitary Sewer Connection Fee	flat per unit	1,390	34,750
City - Water Connection Fee	flat per unit	940	23,500
City - Water Meter Fee	flat per meter	604	15,100
City - Surface Water Impact Fee	flat per meter	1,238	30,950
City - Storm Drainage Impact Fee	flat per unit	960	24,000
City - Police Service Fee	flat per unit	250	6,250
City - Government Facilities Fee	flat per unit	350	8,750
City - Major Municipal Equipment Fee	flat per unit	350	8,750
City - Park Land Dedication In-Lieu Fee	flat per unit	1,675	41,875
City - Transportation Financing Fee	flat per unit	1,910	47,750
City - Sanitary Sewer Impact Fee	flat per unit	2,429	60,725
City - Library Fee	flat per unit	250	6,250
City - Agricultural Land Preservation Fee	negotiated by project	384	9,600
City - Air Quality Impact Fee	negotiated by project	300	7,500
City - Business License / Excise Tax	flat per unit	900	22,500
City - Affordable Housing In-Lieu Fee	negotiated by project	548	13,700
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>488,825</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>582,590</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>23,304</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of Model in this Jurisdiction:</b>	Central Manteca Sequoia @ Oregon
<b>iii. Expected Environmental Assessment Determination:</b>	Categorical Exemption
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Site Improvements	-upgrade to current citywide infrastructure standards
-Typical Reporting	-none req'd

#### **v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	65.50
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Model	172,750

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
none			0
<b>Subtotal Planning Fees</b>			<b>0</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	1998 UBC	1401.15	1,401
Architectural Plan Check Fee	65% of Bldg Permit	911	911
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	17.28	17
Grading Plan Check Fee	1998 UBC		49
Grading Inspection Fee	1998 UBC		209
Combo Elect, Plumb'g, Mech Permit	40% of Bldg Permit	560	560
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>3,147</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District Fee	1.93 / sf	4,825	4,825
City - Fire Sprinkler Fee	flat per unit	250	250
City - Sanitary Sewer Connection Fee	flat per unit	2,429	2,429
City - Water Connection Fee	flat per unit	2,222	2,222
City - Water Meter Fee	flat per meter	604	604
City - Surface Water Impact Fee	flat per meter	1,238	1,238
City - Storm Drainage Impact Fee	flat per unit	750	750
City - Police Service Fee	flat per unit	250	250
City - Government Facilities Fee	flat per unit	350	350
City - Major Municipal Equipment Fee	flat per unit	350	350
City - Park Land Dedication In-Lieu Fee	flat per unit	1,675	1,675
City - Transportation Financing Fee	flat per unit	1,430	1,430
City - Library Fee	flat per unit	250	250
City - Business License / Excise Tax	flat per unit	900	900
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>17,523</b>

#### **ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>20,670</b>
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## **D. 45 UNIT MULTI-FAMILY MODEL**

<b>i. Project Typical for Jurisdiction?</b>	No - multi-family rare in Manteca; none in last 5 yrs
<b>ii. Expected Location of New Subdivision in this Jurisdiction:</b>	East Central Manteca Lincoln Street @ Edison
<b>iii. Expected Environmental Assessment Determination:</b>	Mitigated Negative Declaration
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Off-Site Improvements:	-1/2 street, utility undergrounding, infrastructure, curb, gutter, sidewalk, st. trees, st. lights, landscaping
-Internal Site Improvements:	-no dedication of streets and infrastructure req'd, vehicular & pedestrian access, utility undergrounding, landscaping, adequate lighting, 10' front landscaping
-Common Amenities / Open Space:	-400 sf / unit + fees; no other amenities req'd
-Project Management Requirements:	-Conditions of Approval; Development Agreement;
-Typical Reporting:	-geotechnical

**v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	65.50
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	70,000
Total Valuation per 45 Unit Multi-Family Development Model	3,150,000

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		1,500
Zone Change Application Fee	flat		1,000
Planned Unit Development Fee	flat		1,000
Site Plan Review Fee	flat		600
Development Agreement	1500 in staff time + 1500 in legal fees (estimated)		3,000
Initial Study	flat		175
Environmental Assessment / Neg Dec Fee	flat		375
<b>Subtotal Planning Fees</b>			<b>7,650</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	1998 UBC	per building	19,682
Architectural Plan Check Fee	65% of Bldg Permit	per building	12,793
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.00	315
Public Works Plan Check / Inspection Fee	2% of improvements val'n		10,000
Grading Plan Check Fee	1998 UBC		49
Grading Inspection Fee	1998 UBC		296
Combo Elect, Plumb'g, Mech Permit	40% of Bldg Permit	per building	7,873
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>51,008</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District Fee	1.93 / sf	1,930	86,850
City - Fire Sprinkler Fee	flat per unit	250	11,250
City - Sanitary Sewer Connection Fee	flat per unit	2,429	109,305
City - Water Connection Fee	flat per unit	2,222	99,990
City - Water Meter Fee	flat per meter	604	27,180
City - Surface Water Impact Fee	flat per meter	1,238	55,710
City - Storm Drainage Impact Fee	flat per unit	230	10,350
City - Police Service Fee	flat per unit	250	11,250
City - Government Facilities Fee	flat per unit	350	15,750
City - Major Municipal Equipment Fee	flat per unit	350	15,750
City - Park Land Dedication In-Lieu Fee	flat per unit	1,675	75,375
City - Transportation Financing Fee	flat per unit	1,910	85,950
City - Sanitary Sewer Impact Fee	flat per unit	580	26,100
City - Library Fee	flat per unit	250	11,250
City - Agricultural Land Preservation Fee	negotiated by project	384	17,280
City - Air Quality Impact Fee	negotiated by project	300	13,500
City - Business License / Excise Tax	flat per unit	625	28,125
City - Affordable Housing In-Lieu Fee	negotiated by project	548	24,660
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>725,625</b>

**ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>784,283</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>17,429</b>